

**CITY OF CARROLLTON  
MAYOR AND COUNCIL MEETING  
MONDAY, MARCH 1, 2004  
MINUTES**

---

**I. CALL TO ORDER**

The Mayor and City Council met in regular session on Monday, March 1, 2004 at 6:00 p.m. in the West Carrollton Center, 425 High Street, Carrollton, Georgia. Mayor Garner called the meeting to order at 6:00 p.m.

Members present:

Mayor Wayne Garner

Councilmember Gerald Byrd

Councilmember Peter Balega

Councilmember Rusty Gray

Members absent:

Mayor Pro-Tem Dean Brown

Mayor Garner welcomed meeting attendees to the West Carrollton Center and expressed appreciation for their interest in the Carrollton government. At this time Mayor Garner reported that Mayor Pro-Tem Brown had suffered a cerebral hemorrhage last Sunday morning and requested everyone keep Mayor Pro-Tem Brown and the Brown family in their prayers.

**II. INVOCATION**

Ms. Annie Boykin offered the invocation.

**III. MINUTES**

Motion by Councilmember Gray, seconded by Councilmember Byrd to approve the minutes of the regular meeting on February 2, 2004. Motion passed, 4-0. Mayor Pro-Tem Brown absent.

**IV. ITEMS OF DISCUSSION**

**1. Resolution 04-08: Community Development Block Grant (CDBG) and Community Home Investment Program (CHIP) Applications.**

Motion by Councilmember Byrd, seconded by Councilmember Gray to approve Resolution 04-08: An application for a Community Development Block Grant (CDBG) and a Community Home Investment Program (CHIP) Grant as presented. Motion carried, 4-0. Mayor Pro-Tem Brown absent.

At this time Mayor Garner welcomed the City of Carrollton Department Directors and encouraged meeting attendees to meet individually with each Director following the meeting. Department Directors in attendance were as follows: Jimmy Bearden – Fire Department, Barry Carroll – Police Department, Libby Duke - Human Resources, Tracy Dunnavant – Community Development, Rebecca Ferguson – Main Street Program, Wayne Gay – Recreation Department, Mike Green – Public Works, Mark Teal – Public Utilities/City Engineer, Jim Triplett – Finance Director/City Clerk.

**2. Appointment: Board of Development Appeals**

Motion by Councilmember Byrd, seconded by Councilmember Balega to appoint Todd Rupp to fill the expired term of Bill Anderson (expiring April 1, 2004) on the Board of Development Appeals. Motion carried, 4-0. Mayor Pro-Tem Brown absent.

**3. Cedar Street/S.R. 166 Bypass Accel/Decel Lane Bid Award**

Motion by Councilmember Gray, seconded by Councilmember Byrd to accept the apparent low bid from Jackson Paving Company for the Cedar Street/S.R. 166 Bypass Accel/Decel Lane as presented. Motion carried, 4-0. Mayor Pro-Tem Brown absent.

**4. Resolution 04-07: Creation of Carrollton Water Quality Commission**

Mayor Garner introduced Resolution 04-07 creating the Carrollton Water Quality Commission. Mayor Garner explained that the purpose of the commission was to improve Carrollton's water quality. The commission would define the scope and practices to get the mission accomplished and noted the commission would serve in an advisory role to the Mayor and Council. Mayor Garner appointed Councilmember Balega to serve as the Chairperson. Mayor Garner invited citizens to contact their respective Ward's Councilmember or call City Hall if interested in serving on the commission. Motion by Councilmember Byrd, seconded by Councilmember Gray to adopt Resolution 04-07 Creation of the Carrollton Water Quality Commission. Motion carried, 4-0. Mayor Pro-Tem Brown absent.

**5. Public Hearing: Annexation and Rezoning Request**

**Petitioner: John Moore for The Profile Group**

**Location: Beulah Church Road and Columbia Drive**

Director Dunnavant presented an annexation and rezoning request by John Moore of the Profile Group for property located off Beulah Church Road and Columbia Drive. Noting that the petitioner requested the annexation of 42.42 acres with a Mixed Use Planned Unit Development zoning designation consisting of the following: [ 5.94 acres M-1 (Light Industrial); 13.45 acres R-3 (High Density Residential); 18.69 acres R-1 (Low Density Residential); and 4.34 acres C-2 (Neighborhood and Highway Business Service District)]. The petitioner

plans to develop a residential subdivision, student apartments, mini-warehouses, and other commercial uses. Director Dunnavant stated that the Planning Commission had reviewed the application in terms of the standards for rezoning and recommends both the annexation and the rezoning to a Mixed Use Planned Unit Development. Director Dunnavant requested that the approval be conditional upon the land currently abutting the creek and remaining in the county being annexed into the city limits when its annexation will no longer create and unincorporated island. At this time, Mayor Garner opened the public hearing for citizen input. Those speaking in favor: Mr. Jim Popham, representing the group explained the project including plans to develop a residential subdivision. Councilmember Byrd inquired to greenspace and buffer requirements. Mr. Popham responded that 1/3 of the area was designated for greenspace and the site plan presented to the City met all buffer requirements. Those speaking opposed: Mr. Chester Rousch stated concerns over the additional apartment units, citing that current apartment vacancy rates should be considered before permitting additional multi-family units. Mr. Rousch stated he felt restrictions should be in place to allow the economy to catch up. Councilmember Gray stated he did not have a problem with a moratorium on multi-family units, but did not feel comfortable placing a moratorium without a detailed study on the matter and due notice to developers. There being no further comment, Mayor Garner closed the public hearing and inquired to the Council's motion on the matter.

*Motion by Councilmember Gray, seconded by Councilmember Balega to approve an annexation and rezoning request by John Moore representing the Profile Group for property located off Beulah Church Road and Columbia Drive and grant the petitioner was the annexation request of 42.42 acres with a Mixed Use Planned Unit Development zoning designation consisting of the following: [5.94 acres M-1 (Light Industrial); 13.45 acres R-3 (High Density Residential); 18.69 acres R-1 (Low Density Residential); and 4.34 acres C-2 Neighborhood and Highway Business Service District]]. With the approval being made with the condition that the land currently abutting the creek and remaining in the county being annexed into the city limits when its annexation will no longer create an unincorporated island. Motion carried, 4-0. Mayor Pro-Tem Brown absent.*

## **6. Public Hearing: Annexation and Rezoning Request**

**Petitioner: Richard Thompson**

**Location: 1561, 1565, 1571, and 1575 South Park Street**

Community Development Director Tracy Dunnavant presented an annexation and rezoning request by Richard Thompson for three parcels located at 1575, 1571, 1561, and 1565 South Park Street. Director Dunnavant noted that the petitioner was asking for the annexation of 4.48 acres with C-2 (Neighborhood and Highway Business Service District) zoning designation. The petitioner plans to develop a commercial strip center (mall). Director Dunnavant stated that the Planning Commission has reviewed the application in terms of the standards for rezoning and recommends both the annexation and the rezoning to C-2 be approved with the condition that a landscape plan be submitted to the Mayor and Council. At this time Mayor Garner opened the public hearing for citizen input.

Those speaking in favor: Mr. Tony Dermo, representing the petitioner, explained the plans to develop a commercial strip center. Mr. Tommy Goldin, property owner adjacent to the property stated he was in favor of the annexation and rezoning. Those speaking opposed: None. There being no further comment, Mayor Garner closed the public hearing and inquired to the Council's motion on the matter. Motion by Councilmember Gray, seconded by Councilmember Byrd to approve the annexation and rezoning request by Richard Thompson for three parcels located at 1565, 1561, 1571, and 1575 South Park Street. The petitioner was granted annexation of 4.48 acres with C-2 (Neighborhood and Highway Business Service District) zoning designation, with the condition that a landscape plan be submitted for approval to the Mayor and Council. Motion carried, 4-0. Mayor Pro-Tem Brown absent.

## **7. Mayor and Council Announcements**

- Mayor Garner: Expressed appreciation for the turnout at the meeting at West Carrollton Center. Further adding that additional meetings at locations throughout the City would be scheduled in the future.
- Councilmember Byrd: Expressed appreciation to those persons attending the meeting at West Carrollton Center. Inquired to the status of a passive recreation park at the corner of Martin Luther King Street and Alabama Street. Recreation Director Gay stated that no action had been taken on the project. Further adding that priorities at the current time were to upgrade and renovate existing facilities. Inquired about the Brookwood parking lot and the difficulty in maneuvering around the parking lot and what the City could do to make improvements. City Manager Coleman stated he had received preliminary cost estimates on the project, but any improvement to the parking lot would be subject to Mayor and Council approval.
- Councilmember Balega: Inquired to the park status at the corner of Newnan Road/Austin/Mandeville. City Manager Coleman stated he would get a copy of the plans to Councilmember Balega.

## **8. City Manager Announcements**

There were none.

## **9. Citizen Comments**

- Mr. Jerry Denney expressed concerns over alleged gambling activities at the State University of West Georgia.
- Ms. Debra Webb inquired about greenspace and the impact of buffers on Highway 113.
- A West Carrollton resident inquired to the proposed park at the corner of Martin Luther King Street and Alabama Street and to renovations of the existing West Carrollton softball field.
- Mr. Ward inquired to West Carrollton boundaries.

- Mr. Bobby Green expressed appreciation to the Mayor and Council for their efforts in improving Carrollton.

At this time Mayor Garner announced that Councilmember Byrd would hold a prayer vigil for Mayor Pro-Tem Brown at 6:30 p.m. in the Mayor and Council Chambers at 115 West Center Street in Carrollton. Mayor Garner invited the public to attend.

## **V. ADJOURNMENT**

There being no other business before the Mayor and Council, Mayor Garner adjourned the meeting at 6:50 p.m.

*Respectfully submitted by  
Libby R. Duke, Deputy City Clerk*